

HOMEOWNERSHIP

Homeownership is defined in the HOME Program as possessing any one of the following:

- ♦ Fee Simple Title.
- ♦ 99-year leasehold interest.
- ♦ Ownership or membership in a condominium or cooperative unit.
- ♦ Other forms of ownership approved by the Department of Housing and Urban Development (HUD) such as land sales contracts, contracts for deeds, lease-purchase arrangements and comparable ownership forms may be considered on an individual basis subject to prior County approval.

RECAPTURE/ RESALE

The Recapture Period will typically range from 10 to 20 years. During the Recapture Period, any sale, transfer, refinance with cash out, or failure of the owner to occupy the property will trigger repayment of the deferred loan amount.

HOW TO APPLY

Actual loan applications and nominal application fee (payable to the County of San Bernardino) will be accepted only through County-approved lenders. To obtain a list of approved lenders/loan officers, please call the County of San Bernardino Department of Economic and Community Development.

The Homeownership Assistance Program (HAP) provides additional downpayment and closing costs assistance to homebuyers who qualify for ADDI.

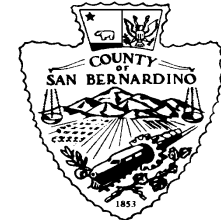
For more ADDI or HAP information, contact the County of San Bernardino, Department of Economic and Community Development - Housing Division at (909) 388-0912.



**EQUAL HOUSING
OPPORTUNITY**

All County of San Bernardino Department of Economic and Community Development housing programs comply with Federal Fair Housing Laws.

**COUNTY OF SAN BERNARDINO
BOARD OF SUPERVISORS
PRESENTS THE**



HOME AMERICAN DREAM DOWNPAYMENT INITIATIVE (ADDI)



**DEPARTMENT OF ECONOMIC AND
COMMUNITY DEVELOPMENT**
290 North D Street, 6th Floor
San Bernardino, CA 92415-0040
(909) 388-0912
(909) 388-0920 (FAX)

PURPOSE

The American Dream Downpayment Initiative provides financial assistance to eligible households for the purchase of a home. ADDI funds may be used for:

- ◆ Downpayment Assistance
- ◆ Closing Cost Assistance

ASSISTANCE

Assistance is in the form of a deferred loan (Silent Second) and will be secured by a second trust deed. The maximum loan amount allowable is the greater of \$10,000.00 or six percent (6%) of the purchase price of the house.

BENEFITS

Benefits of the Program include:

- ◆ No monthly payments.
- ◆ 0% Interest.
- ◆ Lower monthly housing payments.
- ◆ Reduced debt-to-income ratio makes it easier to qualify for a home loan with a private lender.
- ◆ Repayment due only upon the sale, refinance with cash out, or transfer of the property.
- ◆ Tax write-offs in the form of interest deductions.
- ◆ Property value appreciation and accumulation of equity.
- ◆ A measure of security, stability, and control over living situation.

ELIGIBILITY

Applicant Criteria:

- ◆ Household annual gross income cannot exceed the maximum income level
(See chart below)

| Family Size | Maximum Income* |
|-------------|-----------------|
| 1 | \$30,400 |
| 2 | \$34,750 |
| 3 | \$39,100 |
| 4 | \$43,450 |
| 5 | \$46,900 |
| 6 | \$50,400 |
| 7 | \$53,850 |
| 8 | \$57,350 |

* FY-2004 Income limits subject to change.

- ◆ Live or work in San Bernardino County one year prior to application.
- ◆ Able to contribute at least three percent (3%) of the purchase price toward the downpayment.
- ◆ Maximum sale price may not exceed the FHA Loan Limits established for the County.

ELIGIBILITY *(Continued)*

- ◆ Arrange for 30-year fixed interest rate private lender financing through one of the County-approved mortgage lenders.
- ◆ Buyer may not have had an ownership interest in a principal residence during the preceding three years.

Property Criteria:

- ◆ Applicant's principal residence.
- ◆ Single unit family home.
- ◆ Condominium Unit.
- ◆ Cooperative Unit.
- ◆ Manufactured Housing.**
- ◆ Newly constructed or resale housing units that meet HUD Housing Quality Standards at close of escrow.

** On its own lot and affixed to a permanent foundation.

Area:

The home may be located anywhere in San Bernardino County, **except** in the Town of Apple Valley and the cities of Chino, Fontana, Hesperia, Ontario, San Bernardino, Upland, and Victorville.
(Contact these entitlement cities directly if you plan to purchase a home within their city limits. Eligible areas subject to change.)